



City of Santa Barbara  
Building & Safety Division  
Existing Building Access Compliance Form:

Community Development  
630 Garden Street  
805-564-5485

Project Cost Equal to or Less Than Valuation Threshold

Project Address 630 Arrellaga Year Built \_\_\_\_\_ BLD20 \_\_\_\_\_ Case Number \_\_\_\_\_

CALIFORNIA BUILDING CODE SECTION 11B-202.4 Accessibility for Existing Buildings & Facilities.

All existing buildings and facilities - When alterations, structural repairs or additions are made to such buildings or facilities, an accessible path of travel<sup>1</sup> to the specific area of alteration or addition shall be added.

**Exception 8:** When the total cost of the project is equal to or less than the current valuation threshold (\$156,162.00) the cost of compliance shall be limited to 20% of the project valuation. When the cost of full compliance exceeds 20%, compliance shall be provided to the maximum extent possible without exceeding 20% of project cost. Accessibility features should be completed in the order listed below until this requirement is met.

- 1a. Adjusted Cost of Construction for this Project (based on Marshall & Swift Cost Estimator or similar) \$ 49,179
- 2a. Cost of Construction over the last 3 years for this building or tenant space only where no accessibility upgrades were included \$ 0
- 3a. Total Cost of Construction: (Add items 1a + 2a) \$ 49,179
- 4a. 20% of Total Cost of Construction (Multiply Item 3a by 0.2) \$ 9835.8 \*

\*This is the maximum amount required to upgrade existing Path of Travel items on this project.

PROVIDE "COSTS TO UPGRADE" THE ACCESSIBLE "PATH OF TRAVEL" PER CBC 11B-202.4 EXCEPTION 8

Please provide amounts for both columns and check the appropriate boxes for the items below:				Already Compliant	Cost to Make Fully Compliant	Cost of Work On This Project
1a.	An accessible entrance to & into the structure (level landings, lever hardware, min. door width, etc.)			<input type="checkbox"/>	\$ <u>12,400</u>	\$ <u>3100</u>
2b.	An accessible route to the altered area (elevators, ramps, stairs, hallways, path from ROW, parking, etc.)			<input type="checkbox"/>	\$ <u>Not Feasible</u>	\$ _____
3b.	At least one accessible restroom for each sex (unless single use restroom as allowed by plumbing code)			<input type="checkbox"/>	\$ <u>NA</u>	\$ _____
4b.	Accessible public telephone(s) (if provided)			<input type="checkbox"/>	\$ <u>NA</u>	\$ _____
5b.	Accessible drinking fountains (if provided)			<input type="checkbox"/>	\$ <u>NA</u>	\$ _____
6b.	Additional accessible parking, storage/alarms (if possible) (This refers to items that are above and beyond the minimum listed above)					\$ _____
7b.	Total cost of providing accessible features				\$ <u>12,400</u>	\$ <u>3100</u> *

I certify that the above costs are based upon a valid estimate by a qualified person or firm and existing compliance is based upon a site investigation by me or my authorized representative.

Applicant Printed Name THOMAS MOORE Title/License # C-23743

Applicant Signature Thomas Moore Date 11/13/19  
(State Licensed Architect, Licensed Contractor, or person knowledgeable with the current State and Federal Accessibility Codes. If not licensed, provide qualifications.)

Applicant completing this form is responsible for providing accurate information determined from a site investigation.

Please reproduce this form onto the plans. (See Detailed Instructions on page 5)

5/23/2017 H:\Group Folders\Building\Building Counter\Counter Handouts\Handouts New\WordDocs of Handouts\B&S02\Access Compliance At or Below 1-17.docx

## GENERAL NOTES

- The contractor and subcontractors shall visit the site and familiarize themselves with the existing conditions prior to bid. Contractors shall take all visible conditions into account in his bid proposal.
- The Contractor shall notify the Architect of any ambiguities or inconsistencies in the Drawings, or any proposed changes prior to starting work. He shall not proceed until receiving clarification or instructions from the Architect. The Contractor shall not scale the Drawings, but shall contact the Architect when in need of clarification.
- It is the responsibility of the contractor to install all temporary bracing and shoring to ensure the safety of the work until it is in its completed form.
- In the event of discrepancies between any drawings and/or specifications, the costlier or more restrictive condition shall be deemed the contract requirement, unless otherwise stated in writing from the owners.
- On-site verification of all (E) dimensions and conditions shall be the responsibility of the contractor and/or sub-contractor. Specific notes and details shall take precedence over general notes and details noted dimensions take precedence over scale. Where there is no dimension or where there is a dimensional disagreement, it is the contractor's responsibility to obtain clarification from the architect and to notify the architect immediately of any discrepancies found.
- The contractor shall, at all times, keep the premises free from all accumulations of waste material or rubbish caused by his employees and, at the completion of the work, shall remove all rubbish, debris, equipment and surplus materials belonging to him from in and about the building, and leave work site "broom clean." Undisturbed areas of the residence are to be protected from weather, dirt and dust. The Contractor shall recycle material to the greatest extent possible.
- Where not otherwise specified, new work shall match existing as closely as possible and as allowed by law, codes and ordinances.
- The Contractor shall provide all labor, materials and installations, unless otherwise noted in the Drawings and Specifications, even if not specifically shown, for a complete, watertight, first-class project.
- The Contractor shall protect work and all adjacent buildings and properties from damage, weather and theft. The Contractor shall repair or replace any existing construction, new work or landscaping damaged in or beyond the area of work.
- The Contractor shall remedy any faulty or inferior materials or workmanship or any damages resulting therefrom, at his expense, for a period of one year after the completion and acceptance of the work.
- The Contractor shall provide a list of all items excluded from the Bid, and a list of items to be provided by the client and installed by the Contractor. The Contractor shall assist the client with scheduling and coordination of work and materials to be provided by the client, so as not to delay construction.

12. Because the client and/or residents will occupy the site during the entire construction process, the Contractor and client shall agree on normal working hours and job site protocol prior to starting work. The Contractor shall endeavor to protect the client's privacy, and is responsible for the workmanlike and gentlemanly behavior of all his employees and subcontractors.

13. All question and requests for information to the Architect from the General Contractor shall be made in writing via US mail, FAX, or as an attachment to an email. All communications from subcontractors shall be addressed through the General Contractor. Except as an emergency situation, phone calls will not be accepted by the Architect.

14. All shop drawings and submittals required by these Drawings and Specifications shall be reviewed and approved by the Contractor prior to Architect and/or client review.

15. The Construction Documents, Drawings and Specifications, Addenda, Construction Directives, Change Orders, and other written or electronic documents are "inclusive", meaning that all work referenced and/or shown in any area of the above is included in the required Work regardless if not shown, repeated or cross-referenced elsewhere.

16. The Contractor shall maintain a record set of Drawings recording all as-built field changes to the approved set if permit Drawings. The Contractor shall give the client all manuals, warranties, and literature of installed items at conclusion and acceptance of Work (Substantial Completion).

17. The Architect shall provide construction observation as needed and as directed by the client. The Architect is not supervising the Contractor nor providing direction or construction management to any of the Contractor's services, schedules, means or methods. Questions and clarifications to the Architect shall be delivered in writing, and shall be assumed to have no effect on cost unless expressly stated by the Contractor. The Contractor must obtain written approval of a Change Order before proceeding with items of work which require extra cost, regardless of clarifications issued by the Architect.

18. It shall be the responsibility of the contractor to ensure that all safety laws are strictly enforced and to maintain a safe construction project.

19. Within the area of new work, the contractor shall demonstrate to the building inspector that accessibility dimensions have been provided to comply with Title 24 of ADA accessibility requirements.

20. Location of mechanical electrical and plumbing lines, pipes, ducts, conduits, fixtures and equipment are shown diagrammatically unless specifically dimensioned.

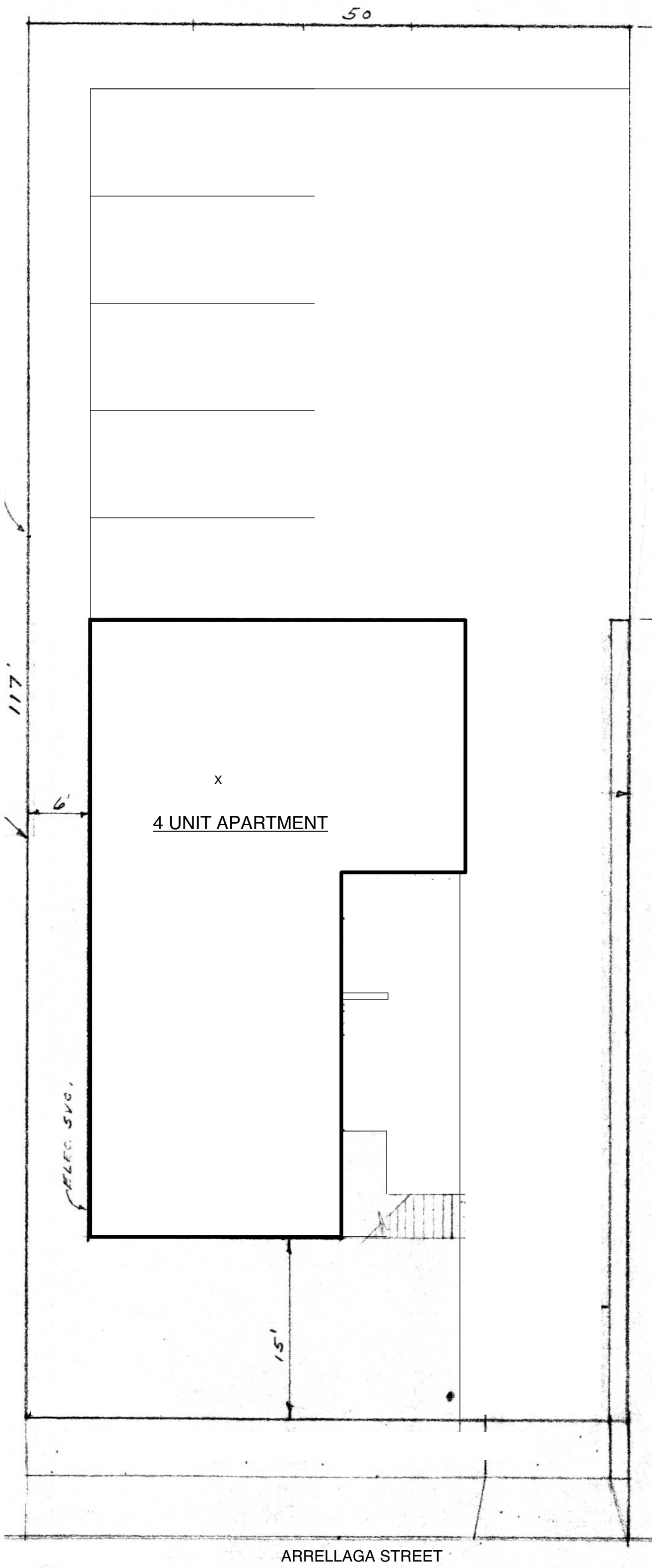
21. Flammable and combustible liquids are not permitted to be placed or stored in the building.

22. The contractor shall provide backing to walls to support built-in furniture and cabinet work.

23. Exterior dimensions typically to face of stud (F.O.S.) face of concrete (F.O.C.) to face of plywood sheathing (F.O.P.). Larger scale drawings take precedence over smaller scale. Floor heights are to top of plywood subfloor (T.O.S.).

24. (E) designates "existing" and (N) designates "New."

25. The contractor shall provide fire extinguishers in the area of work



## SITE PLAN

Scale: 1/8" = 1'-0"

## DOOR SCHEDULE- UNIT 1

DOOR #	WIDTH	HEIGHT	THICK	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HDWE GROUP	NOTES
1	3'0"	6'8"	1 1/2	SOLID CORE - MATCH (E) ENTRY DOORS	PNT	WOOD	PNT	LOCK SET W/ DEAD BOLT	SEE NOTES 1,2,3,4,5,7
2	(E) DOOR TO REMAIN-								(N) LEVER HARDWARE-NOTE 4 BELOW
GENERAL DOOR NOTES:									
1 - 5 LBS MAXIMUM TO OPERATE DOORS									
2 - ENTRY DOOR OPERABLE FROM INSIDE WITHOUT THE USE OF KEY									
3 - ENTRY DOOR OPERABLE FROM INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT									
4 - LEVER TYPE DOOR HARDWARE TYP LOCATED AT 34" - 44" ABOVE THE FLOOR									
5 - CHANGE IN LEVEL AT THRESHOLDS NOT TO EXCEED 1/2" AND SHALL BE BEVELED 1:2									
6 - SLIDING DOOR HARDWARE TO BE EXPOSED AND OPERABLE FROM BOTH SIDES WHEN DOOR IS OPEN.									
7 - HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FLOOR LEVEL.									
8 - ALL GLAZING IN DOORS TO BE TEMPERED GL									
9 - WHERE SLIDING GLASS DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM ALL SIDES.									

## SHEET INDEX

A-1 TITLE SHEET/ PROJECT INFO/ SITE PLAN  
A-2 FLOOR PLAN/ WINDOW SCHEDULE  
A-3 ELEVATIONS

## PROJECT DATA

PROPERTY OWNER	HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA 702 LAGUNA STREET SANTA BARBARA, CA 93101
PROJECT ADDRESS	630 WEST ARRELLAGA SANTA BARBARA, CA
APN	043 222 014
(E) BLDG OCCUPANCY	RESIDENTIAL
SITE DESCRIPTION:	
ZONE	R-M
LOT SIZE	.14 ACRES 8896.94 S.F.
SLOPE	2%
SITE USE:	(4) 2 BEDROOM UNIT MULTI-FAMILY RESIDENTIAL
NUMBER OF STORIES	2

## SCOPE OF WORK

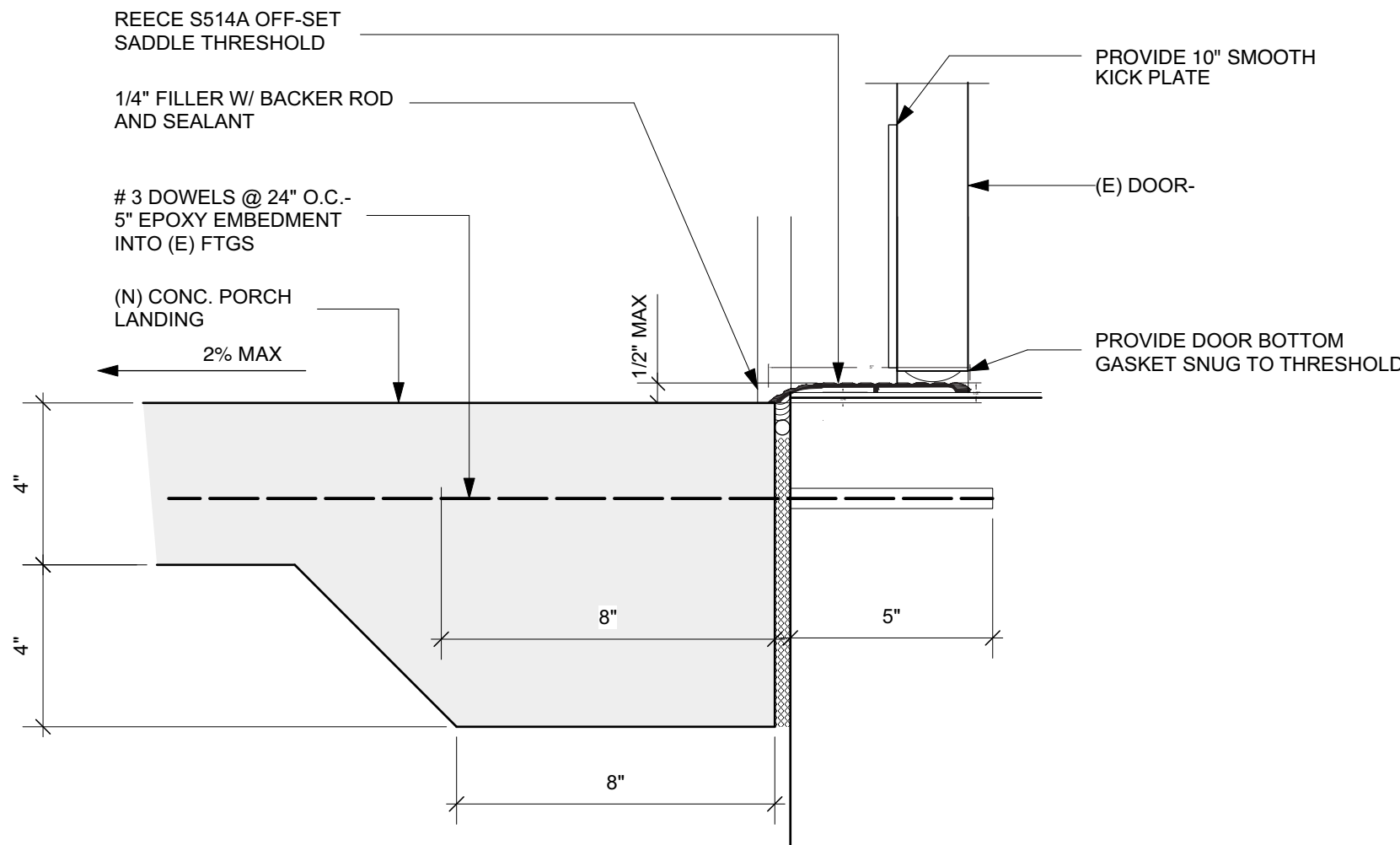
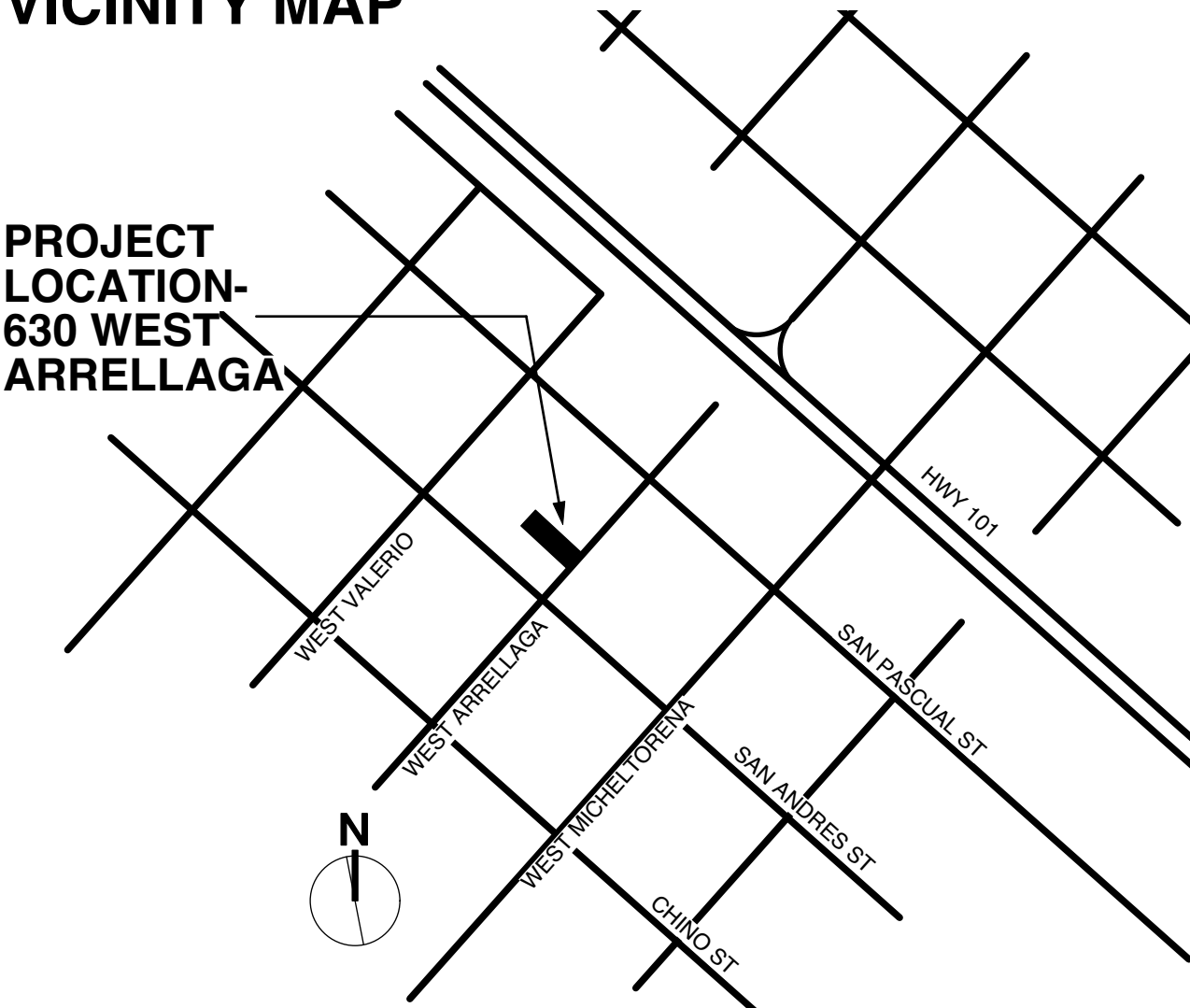
REPLACE (E) ALUMINUM WINDOWS WITH (N) VINYL RETROFIT WINDOWS  
INSTALL (N) PATIO SLAB, LEVER HARDWARE, THRESHOLD, AND ENTRY DOOR

## CODE COMPLIANCE

ALL WORK IS TO COMPLY WITH THE CALIFORNIA BUILDING CODE, 2016 EDITION;  
UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)  
AMERICANS WITH DISABILITIES ACT (ADA)  
THE CALIFORNIA PLUMBING CODE, 2016 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2016 EDITION;  
THE CALIFORNIA MECHANICAL CODE, 2016 EDITION; THE CALIFORNIA FIRE CODE, 2016 EDITION;  
THE CALIFORNIA ENERGY CODE, 2016 EDITION; AND ALL SANTA BARBARA AMENDMENTS.

## VICINITY MAP

PROJECT LOCATION-  
630 WEST ARRELLAGA



## 1 THRESHOLD

Scale: 3\"/>

WINDOW REPLACEMENT  
630 ARRELLAGA ST  
, SANTA BARBARA, CA

tmas  
Tom Moore  
Architect  
A.I.A.  
Thomas Moore  
Architectural Services  
818 East Figueroa Street #A  
Santa Barbara, CA 93103  
805 963 4399

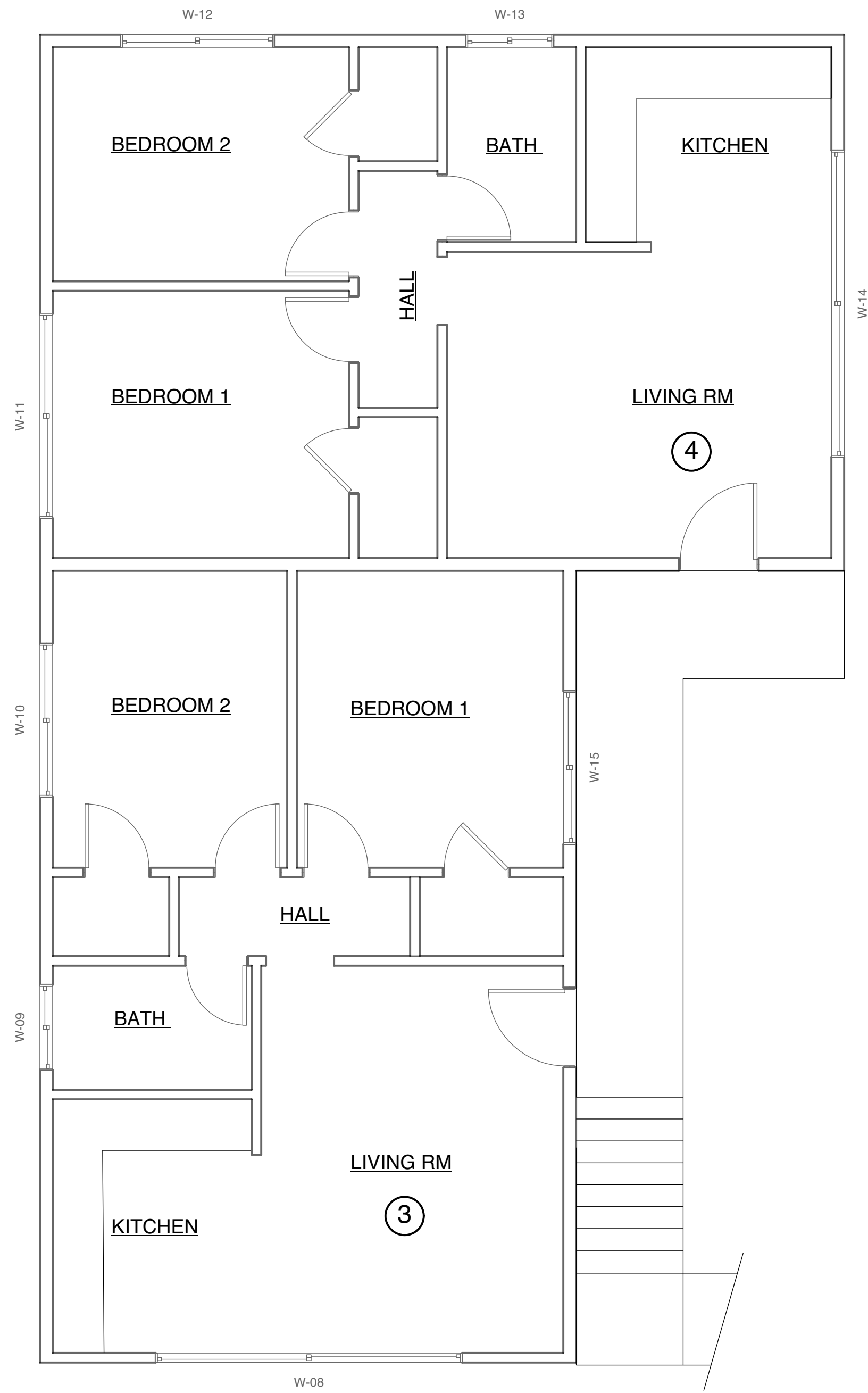


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DATE	DESCRIPTION
11/1/19	SUBMITTAL

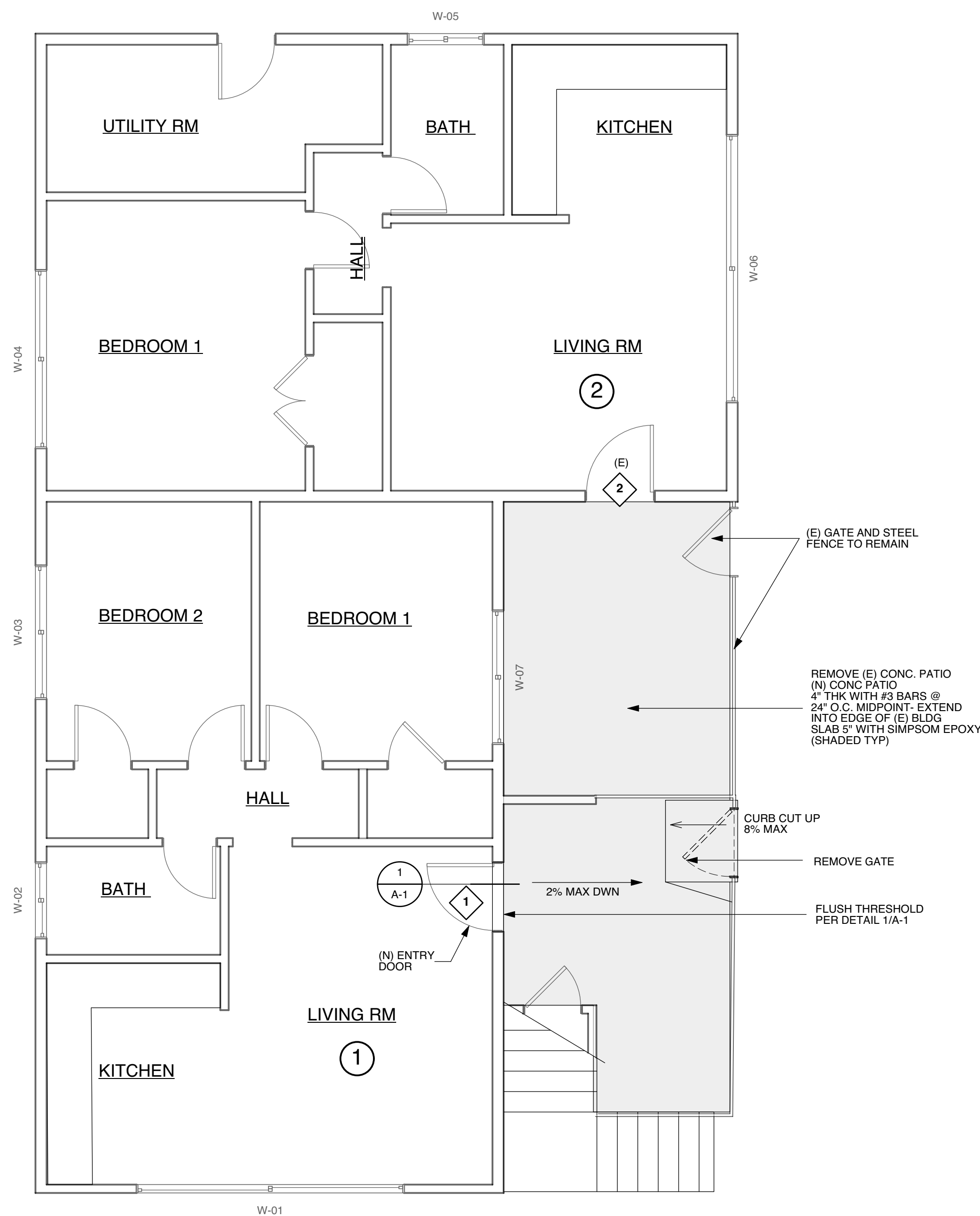
A-1





SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

Window Schedule										
		Nominal Size		Sash Operation	Glass	Frame Details			Window Data	
		O.A. Width	O.A. Height			Head Detail	Jamb Detail	Sill Detail	Glass	Tempered
Mark										Comments
W-	01	12'0"	4'0"	Horizontal Slider					G-1	
W-	02	3'5"	1'5"	Horizontal Slider					G-2	
W-	03	6'0"	3'0"	Horizontal Slider					G-1	EGRESS RATED-SEE EGRESS NOTES BELOW
W-	04	8'0"	3'0"	Horizontal Slider					G-1	EGRESS RATED-SEE EGRESS NOTES BELOW
W-	05	3'5"	1'5"	Horizontal Slider					G-2	
W-	06	12'0"	4'0"	Horizontal Slider					G-1	
W-	07	6'0"	3'0"	Horizontal Slider					G-1	EGRESS RATED-SEE EGRESS NOTES BELOW
W-	08	12'0"	4'0"	Horizontal Slider					G-1	
W-	09	3'4"	1'5"	Horizontal Slider					G-2	
W-	10	6'0"	3'0"	Horizontal Slider					G-1	EGRESS RATED-SEE EGRESS NOTES BELOW
W-	11	8'0"	3'0"	Horizontal Slider					G-1	EGRESS RATED-SEE EGRESS NOTES BELOW
W-	12	6'0"	3'0"	Horizontal Slider					G-1	EGRESS RATED-SEE EGRESS NOTES BELOW
W-	13	3'5"	1'5"	Horizontal Slider					G-2	
W-	14	12'0"	4'0"	Horizontal Slider					G-1	
W-	15	6'0"	3'0"	Horizontal Slider					G-1	EGRESS RATED-SEE EGRESS NOTES BELOW

- G-1 TRANSPARENT DUAL GLAZED LOW-E (SEE NOTE BELOW)  
G-2 TRANSLUCENT DUAL GLAZED LOW-E (SEE NOTE BELOW)  
G-3 TRANSPARENT DUAL GLAZED TEMPERED- SEE NOTE BELOW AND WINDOW KEYNOTE 1 BELOW

NOTE: GLAZING TO MEET REQUIREMENTS ON TABLE 150.1-A FOR ZONE 6  
DUAL GLAZED 'U' VALUE = .32 OR LESS  
DUAL GLAZED SHGC VALUE = .25 OR LESS

NEW WINDOWS TO BE MILGARD "QUIETLINE" VINYL W/ MILGARD LOW-E ARGON GLASS, OR EQUAL.

RETROFIT WINDOWS TO BE MILGARD "STYLELINE" VINYL RETROFIT W/ MILGARD SUNCOAT LOW-E ARGON GLASS, OR EQUAL.  
ALL WINDOW TO BE DUAL GLAZED WITH THICKER GLASS FOR SOUND REDUCTION

ALL DIMENSIONS IN SCHEDULE ARE NOMINAL. FIELD VERIFY FOR ACTUAL DIMENSIONS REQUIRED.

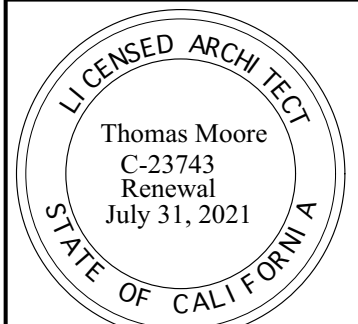
WINDOW KEYNOTES:

- LOCATIONS OF TEMPERED GLASS NOTED ON ELEVATIONS. TEMPERED GLASS REQUIRED WHERE WITHIN 24" OF EITHER EDGE OF A DOOR, OR WITHIN 18" OF A STAIR RAIL. VERIFY THESE LOCATIONS ON SITE.
- EGRESS WINDOW (MINIMUM ONE PER SLEEPING ROOM) TO MEET ALL REQUIREMENTS BELOW:  
WINDOW TO BE EGRESS RATED. MINIMUM NET CLEAR OPENING WIDTH 20 INCHES :  
MINIMUM NET CLEAR OPENING HEIGHT 24 INCHES  
MINIMUM NET CLEAR OPENING ( GRADE FLOOR) 5 SQUARE FEE  
MAXIMUM HEIGHT CLEAR OPENING FROM FLOOR 44 INCHES
- CONTRACTOR IS TO FIELD VERIFY (E) WINDOW OPENING DIMENSIONS

WINDOW REPLACEMENT  
630 ARRELAGA ST  
, SANTA BARBARA, CA

tmas  
Tom Moore  
Architect  
A.I.A.

Thomas Moore  
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818 East Figueroa Street #A  
Santa Barbara, CA 93103  
805 963 4399



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A-2



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